

Preliminary for Review

MINUTES

STATE BUILDING COMMISSION MEETING

MARCH 13, 2008

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

11:05 a.m.	Department of Safety	Commissioner Dave Mitchell
11:06 a.m.	Department of Environment and Conservation	Assistant Commissioner Larry Lance
11:07 a.m.	Tennessee Wildlife Resources Agency	Director Gary Myers
11:08 a.m.	Department of Education	Commissioner Tim Webb
11:09 a.m.	Tennessee Board of Regents	Chancellor Charles Manning
11:12 a.m.	Department of Correction	Commissioner George Little
11:17 a.m.	Military Department	General Gus Hargett
11:20 a.m.	Department of Transportation	Commissioner Gerald Nicely
11:25 a.m.	Department of Finance and Administration	
11:41 a.m.	State Building Commission	

STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives
Ron Ramsey, Lieutenant Governor
Dave Goetz, Commissioner, Department of Finance and Administration
John G. Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen
Dale Sims, State Treasurer

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, State Architect's Office
Charles Garrett, Real Property Administration
Charles Harrison, Comptroller's Office
Dave Thurman, Legislative Budget Office
Mark Wood, Secretary of State's Office

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Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Jerry Preston, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Russ Deaton, THEC
John Carr, Finance and Administration
George Criss, University of Tennessee
Mark Cherpack, Finance and Administration
Cindy Liddell, Bond Finance
Mike Boshers, Dept of Safety
Deborah Boshears-Davis, Dept of Education
Dwight Hensley, Dept of Environment and Conservation
Ruth Hemphill, TN State Library & Archives
Lola Potter, Department of Finance and Administration
Vance Travis, TWH Architects
Nancy Blevins, Department of Finance and Administration
Tom Robinson, Department of Correction
Keith Brent, Military Department
Cathi Carmack, TN State Library & Archives
Tricia Bengel, TN State Library & Archives
Greg Steck, Real Property Administration
Steve Westerman, Real Property Administration
Morris Mabry, MDM Architects
Wayne Moore, TN State Library & Archives
Jack Freeman, Jack Freeman & Associates
Jim Douglas, Hodgson & Douglas
Richie Jones, Hodgson & Douglas
Gayle Ray, Department of Correction
Bob McKee, Select Oversight Committee on Correction

Speaker Naifeh called the meeting to order at 11:05 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF SAFETY

11:05 a.m.

Commissioner Dave Mitchell requested action on the following matter.

DRIVER LICENSE TESTING STATION, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Parking Lot and Testing Course Upgrades** at the Harts Lane Driver License Testing Station, Nashville, with design and construction provided by the TN Department of Transportation.

Estimated Project Cost: \$370,000.00

SBC Project No. 502/056-01-2008

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:06 a.m.

Assistant Commissioner Larry Lance requested action on the following matter.

TIMS FORD STATE PARK, FRANKLIN COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Two Swinging Bridges** at Tims Ford State Park, with design by TDOT, construction by volunteers and in-house labor, and with review and approval by the State Architect.

Estimated Project Cost: **\$90,000.00**
SBC Project No. *126/092-01-2008*

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TENNESSEE WILDLIFE RESOURCES AGENCY

11:07 a.m.

Executive Director Gary Myers requested action on the following matters.

REGION 4 – UNICOI COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding from \$142,820.00 to \$153,820.00 (\$11,000.00 increase) of a project for **Oxygen Injection System** at Erwin Trout Hatchery, Unicoi County, and authorization to award a contract to Bowman & Sons Construction Company, in the amount of \$129,750.00, based on bids received February 19, 2008.

Revised Estimated Project Cost: \$153,820.00
SBC Project No. 220/020-01-2007

REGION 2 – MONTGOMERY COUNTY, TENNESSEE

- 1) Approved a request to cancel a project for **Equipment Shed** in Region 2 - Montgomery County, Tennessee, as the Agency had obtained a replacement building that would preclude the need for the structure.

Estimated Project Cost: \$140,000.00
SBC Project No. 220/018-01-2006

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DEPARTMENT OF EDUCATION

11:08 a.m.

Commissioner Tim Webb requested action on the following matters.

ALVIN C. YORK INSTITUTE, JAMESTOWN, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$450,000.00 to 533,590.00 (\$83,590.00 increase) of a project for **HVAC Unit Replacements** at Alvin C. York Institute, Jamestown, Tennessee.

Revised Estimated Project Cost: **\$533,590.00**
SBC Project No. 168/001-03-2007

TENNESSEE SCHOOL FOR THE BLIND, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$450,000.00 to \$850,000.00 (\$400,000.00 increase) of a project for **Lending Library Relocation** at Tennessee School for the Blind, Nashville, Tennessee.

Revised Estimated Project Cost: **\$850,000.00**
SBC Project No. 168/005-02-2006

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TENNESSEE BOARD OF REGENTS

11:09 a.m.

Chancellor Charles Manning requested action on the following matters.

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved a project, authorization to proceed with planning, and acknowledgment of source of funding for **Concrete Industry Management** at Middle Tennessee State University in Murfreesboro, and selection of Bauer Askew Architects to plan the project.

Estimated Project Cost:	\$15,850,000.00
Planning Cost:	\$ 100,000.00
SBC Project No.	166/009-01-2008

Tennessee State University, Nashville, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$1,600,000.00 to \$1,750,000.00 (a \$150,000.00 increase) and acknowledgement of source of funding for **Housing Fire Safety Upgrades** at Tennessee State University in Nashville, and authorization to award a construction contract to Grand Fire Protection, LLC in the amount of \$1,317,228.00, based upon the base bid received February 13, 2008.

Revised Estimated Project Cost:	\$ 1,750,000.00
SBC Project No.	166/001-04-2006

Chattanooga State Technical Community College, Chattanooga, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$460,000.00 to \$545,000.00 (an \$85,000.00 increase) and acknowledgement of source of funding for **Parking and Hardscape Repairs** at Chattanooga State Technical Community College in Chattanooga, Tennessee.

Revised Estimated Project Cost:	\$545,000.00
SBC Project No.	166/012-01-2007

Cleveland State Community College, Cleveland, Tennessee

- 1) Approved a request for acceptance of a gift-in-place construction for **Incubation Building Renovation** at Cleveland State Community College in Cleveland, Tennessee.

Estimated Project Cost: \$170,000.00
SBC Project No. 166/013-01-2008

Nashville State Technical Community College, Nashville, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$250,000.00 to \$480,000.00 (an \$230,000.00 increase) and acknowledgement of source of funding for **Roof Repairs** at Nashville State Community College in Nashville, Tennessee.

Revised Estimated Project Cost: \$480,000.00
SBC Project No. 166/034-01-2007

Tennessee Technology Center @ Livingston, Livingston, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$340,000.00 to \$420,000.00 (an \$80,000.00 increase) and acknowledgement of source of funding for **HVAC, Compressor, and Window Replacement** at the Tennessee Technology Center @ Livingston in Livingston, Tennessee.

Revised Estimated Project Cost: \$420,000.00
SBC Project No. 166/062-01-2007

Discussion of Bids

- 1) **Southwest Tennessee Community College**
(New / Replacement Campus)
SBC Project No. 166/033-01-2004
Bid date: 03-05-2008
SBC Action: No action required
- 2) **Middle Tennessee State University**
(Several Buildings Roof Replacements)
SBC Project No. 166/009-04-2005
Bid date: 03-05-2008
SBC Action: No action required

- 3) **Tennessee Technological University**
(Hyder-Burks Agriculture Pavilion RV Hookups)
SBC Project No. 166/011-06-2007
Bid date: 03-05-2008
SBC Action: Referred to Subcommittee with authority to act
- 4) **Pellissippi State Technical Community College**
(Student Recreation Center Expansion)
SBC Project No. 166/032-03-2006
Bid date: 03-05-2008
SBC Action: No action required

DEPARTMENT OF CORRECTION

11:12 a.m.

Commissioner George Little requested action on the following matters.

WEST TENNESSEE STATE PENITENTIARY, HENNING, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$550,000.00 to \$650,000.00 (\$100,000.00 increase) of a project for **Addressable Fire Alarm Update** at West Tennessee State Penitentiary, Site 2, Henning, Tennessee.

Revised Estimated Project Cost: **\$650,000.00**

SBC Project No. 142/022-01-2006

SOUTHEASTERN REGIONAL CORRECTIONAL COMPLEX, BLEDSOE COUNTY, TENNESSEE

- 1) Approved a request for a revision in planning and utilities development cost from \$20,000,000.00 to \$40,000,000.00 (\$20,000,000.00 increase) of a project for **Southeastern Regional Correctional Complex** at Bledsoe County, Tennessee, and report of settlement with adjoining land owner for damages sustained. Lieutenant Governor Ramsey and Commissioner Little discussed the development of utilities for the project and the capacity issues regarding State and other users. After discussion, the request was approved as presented.

Estimated Project Cost: **\$144,000,000.00**

Revised Planning and Utilities

Development Cost: **\$ 40,000,000.00**

SBC Project No. 142/013-02-2004

BRUSHY MOUNTAIN CORRECTIONAL COMPLEX, WARTBURG, TENNESSEE

- 1) Approved a request to cancel an **Energy Project** at Brushy Mountain Correctional Complex (Site 2 – Morgan County Correctional Complex), Wartburg, Tennessee.

Estimated Project Cost: **\$2,000,000.00**

SBC Project No. 142/001-01-2006

MORGAN COUNTY CORRECTIONAL COMPLEX, WARTBURG, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$180,500,000.00 to \$182,460,000.00 (\$1,960,000.00 increase) of a project for **Morgan County Correctional Complex** at Wartburg, Tennessee.

Revised Estimated Project Cost: **\$182,460,000.00**
SBC Project No. *142/028-01-2003*

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MILITARY DEPARTMENT

11:17 a.m.

General Gus Hargett requested action on the following matters.

DRESDEN READINESS CENTER, WEAKLEY COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$100,000.00 to \$132,953.14 (\$32,953.14 increase) of a project for **Drainage Improvements** at Dresden Readiness Center, Weakley County, Tennessee.

Revised Estimated Project Cost: **\$132,953.14**
SBC Project No. 361/022-01-2007

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$250,000.00 to \$350,000.00 (\$100,000.00 increase) of a project for **Planning & Management Consultant**, statewide.

Revised Estimated Project Cost: **\$350,000.00**
SBC Project No. 361/000-04-2007

KNOXVILLE READINESS CENTER, KNOX COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **New Washrack** at Knoxville Readiness Center, with work to be accomplished in-house with assistance from departmental consultant.

Estimated Project Cost: **\$200,000.00**
SBC Project No. 361/047-01-2008

VOLUNTEER TRAINING SITE, LAVINIA, CARROLL COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Building T-113 Renovation** at Volunteer Training Site, Lavinia, and selection of Hart Freeland Roberts, Inc. to design and supervise the project.

Estimated Project Cost: **\$765,000.00**
SBC Project No. 368/031-01-2008

- 2) Approved a project and acknowledgment of the source of funding for **Workbay Addition** at Volunteer Training Site, Lavinia, and selection of Hart Freeland Roberts, Inc. to design and supervise the project.

Estimated Project Cost: \$750,000.0

SBC Project No. 368/031-02-2008

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DEPARTMENT OF TRANSPORTATION

11:20 a.m.

Commissioner Gerald Nicely requested action on the following matters.

TDOT QUARTERLY STATUS REPORT

- 1) The Commission acknowledged receipt of the **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002".

REGION 2 – MCMINN COUNTY

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$3,254,500.00 to \$4,148,300.00 (\$893,800.00 increase) of a project for **I-75 Rest Area Buildings Replacement** in McMinn County, Tennessee.

Revised Estimated Project Cost: **\$4,148,000.00**
SBC Project No. 242/010-03-2003

REGION 2 HEADQUARTERS COMPLEX, CHATTANOOGA, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$5,600,000.00 to \$5,920,000.00 (\$320,000.00 increase) of a project for **Regional Transportation Management Center** at the new Region 2 Headquarters Complex in Chattanooga, and approval of the Early Design Phase as presented by TWH Architects, Inc.

Revised Estimated Project Cost: **\$5,920,000.00**
SBC Project No. 242/010-01-2007

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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:25 a.m.

SPECIAL ITEM

- 1) State Architect Mike Fitts reminded the Commission that the SBC had approved a project in 2007, along with consultants, for the development of **Tennessee Sustainable Design Guidelines** (TNSDG). He said a task force was formed that included representatives of Real Property Administration, University of Tennessee, Tennessee Board of Regents, State Architect's Office and consultants, SSR, Inc. and Hastings Associates Architecture. He said the direction was to develop sustainable guidelines to be included in the Designers Manual for designers and State project managers on *all* projects. He added that one objective was to be comparable to existing minimum standards, primarily LEEDS, Green Globes and Energy Star programs, yet a system tailored to Tennessee and in Tennessee's best overall interest.

Mr. Fitts said the guidelines addressed the broad issues of land management, water efficiency, energy efficiency and atmospheric protection, material and resource use, and indoor environmental quality. The State and its selected design team will use the TNSDG checklist and scorecard containing *Required, Recommended* and *Optional* items. He said the Optional category would involve innovative credits for Tennessee specific objectives. He added that one advantage of the system was the relative ease it can be transitioned into any of the established sustainable standards, such as LEEDS, Green Globes and Energy Star, etc., if the State so desires.

The State project manager and selected designer will individually go over all items and check which items need to be addressed in any particular project. He said, overall, the guidelines will evaluate cost implications and reasonableness relative to Tennessee's objectives toward true, meaningful and feasible sustainable design objectives. He said one of the advantages of the Tennessee system is the fact that they would look at *all* projects regardless of size and scope. He said the intention was to use the TNSDG as a part of the department & agency's Designer Manual for all projects approved by the SBC beginning in March of 2008. He added that the departments and agencies may, on a selected basis, utilize the guidelines on projects that have previously been approved and are in the design phase.

After discussion, the Commission acknowledged the recommendations of the study and its implementation as outlined by Mr. Fitts.

SBC Project No. 529/000-01-2007

NEW LIBRARY AND ARCHIVES BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a request to establish a sole source contract with HK Systems for the design, installation and maintenance of an automated storage and retrieval system, and with Diamond Phoenix Corporation for the design and installation of an automated storage carousel system, and approval to contract with these two contractors for initial design services for the **New Library and Archives Building**, Nashville, Tennessee.

SBC Project No. 529/043-01-2005

WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE

- 1) Approved the Early Design Phase of a project for **Exterior Renovation** at the William R. Snodgrass Tennessee Tower, as presented by Jack Freeman Associates Architects.

Estimated Project Cost: \$14,550,000.00
SBC Project No. 529/079-02-2007

DISCUSSION OF BIDS

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| <ol style="list-style-type: none">1) Middle TN Veterans Cemetery
(Site/Building Remediation)
SBC Project No. 682/000-02-2006
Bid date: 03/06/08
SBC Action: No action required2) Andrew Johnson Tower
(Server Room Update)
SBC Project No. 529/078-01-2007
Bid date: 03/11/08
SBC Action: No action required3) University of Tennessee Martin
(Brehm Building Addition)
SBC Project No. 540/011-06-2005
Bid date: 02/27/08
SBC Action: Referred to Subcommittee
with authority to act | <ol style="list-style-type: none">4) University of Tennessee Martin
(Football Field Improvements – Turf Replacement)
SBC Project No. 540/011-04-2007
Bid date: 03/12/08
SBC Action: No action required5) University of Tennessee Knoxville
(Golf Team Facility – Practice Course)
SBC Project No. 540/009-06-2001
Bid date: 03/11/08
SBC Action: No action required |
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STATE BUILDING COMMISSION

11:41 a.m.

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on February 14, 2008.

**REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED
10% OF BASE CONTRACT AMOUNT**

- 1) **Charles Bass Correctional Complex**
(Reroof Site 1 & 2 – Admin Bldgs)
Change Order No. 3
Change Order Amount: \$103,944.00
Change Order Percent: 13.86
Cumulative Percent 14.2
SBC Project No. 140/020-01-2005
- 2) **Volunteer State Community College**
(Fire Alarm System Replacement)
Change Order No. 1
Change Order Amount: \$26,152.30
Change Order Percent: 34.0
Cumulative Percent 34.0
SBC Project No. 166/025-03-2004
- 3) **Volunteer State Community College**
(Tornado Damage Remediation)
Change Order No. 21
Change Order Amount: \$68,056.69
Change Order Percent: 2.80
Cumulative Percent 43.33
SBC Project No. 166/025-01-2006
- 4) **Region 4 - TWRA**
(NE TN Boat Storage Facility)
Change Order No. 1
Change Order Amount: \$19,082.33
Change Order Percent: 15.80
Cumulative Percent 15.80
SBC Project No. 220/020-02-2006

- 5) **Bristol Armory**
(HVAC & Bldg System Replacement)
Change Order No. 1
Change Order Amount: \$61,257.60
Change Order Percent: 15.9
Cumulative Percent 15.9
SBC Project No. 361/005-01-2003
- 6) **Morristown Armory**
(HVAC Replacement – Renovate Interior)
Change Order No. 3
Change Order Amount: \$25,573.66
Change Order Percent: 5.7
Cumulative Percent 20.3
SBC Project No. 361/063-01-2003
- 7) **Citizens Plaza Building**
(Interior Renovations – Phase 1)
Change Order No. 12
Change Order Amount: \$15,908.00
Change Order Percent: .96
Cumulative Percent 11.87
SBC Project No. 529/076-01-2005

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on January 22, 2008.

DESIGNER SELECTION LIST

Approved the following designer selections as recommended:

- 1) **Middle Tennessee State University**
(Concrete Industry Management)
Estimated Project Cost: \$15,850,000.00
Estimated Planning Cost: \$ 100,000.00
SBC Project No. 166/009-01-2008
Designer: **BAUER-ASKEW ARCHITECTS**

- 2) **Volunteer Training Site – Lavinia**
(Building T-113 Renovation)
Estimated Project Cost: \$765,000.00
SBC Project No. 368/031-01-2008
Designer: **HART FREELAND ROBERTS**
- 3) **Volunteer Training Site – Lavinia**
(Workbay Addition)
Estimated Project Cost: \$750,000.00
SBC Project No. 368/031-02-2008
Designer: **HART FREELAND ROBERTS**
- 4) **University of Tennessee Martin**
(Master Plan Update)
Estimated Project Cost: \$75,000.00
SBC Project No. 540/011-06-2006
Designer: **Change designer name from
“FOWLKES & ASSOCIATES
ARCHITECTS” to “CENTRIC
ARCHITECTURE”**

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There being no further action, the meeting adjourned at 11:42 a.m.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration